



USE ON REVIEW REPORT

► **FILE #:** 11-A-24-UR

AGENDA ITEM #: 71

AGENDA DATE: 11/14/2024

► **APPLICANT:** CLINT PATTERSON - STERLING DEVELOPMENT, LLC (AUTHORIZED AGENT)

OWNER(S): Hubbs Land Management LLC

TAX ID NUMBER: 151 00102

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 N WATT RD

► **LOCATION:** West side of N Watt Rd, south of Palestine Ln

► **APPX. SIZE OF TRACT:** 5.53 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via N Watt Road, a major arterial street with a pavement width of 38 ft within a 112-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

► **ZONING:** CB (Business and Manufacturing)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Indoor self-service storage facility

HISTORY OF ZONING: In 2019, the property was rezoned from A (Agricultural) to CB (Business and Manufacturing) (4-C-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, transportation/communications/utilities - CA (General Business)

South: Office- CB (Business and Manufacturing)

East: Commercial, agriculture/forestry/vacant land - CB (Business and Manufacturing)

West: Loudon County

NEIGHBORHOOD CONTEXT: The surrounding area is predominantly large, undeveloped tracts of land with detached single-subdivisions with smaller lots off of side streets. There are a few scattered commercial uses to the north. The subject property is near the interchange of I-40 and Watt Road.

STAFF RECOMMENDATION:

► **Approve the Development Plan for a self-storage facility that includes one 3-story indoor self-storage facility and uncovered vehicle storage, as described in the staff comments below, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to signage.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Health Department

COMMENTS:

The applicant is requesting approval of a self-storage facility that includes a 3-story indoor self-storage building that is approximately 87,319 square-feet with 614 storage units and 15 uncovered parking spaces for the storage of vehicles, such as RV's and boats. Access will be from a proposed driveway on Watt Rd.

DEVELOPMENT STANDARDS FOR SELF STORAGE FACILITIES (ARTICLE 4.93)

The Planning Commission, in the exercise of its administrative judgement, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The Comprehensive Plan designates this property as CC (Corridor Commercial), HP (Hillside Protection), and RC (Rural Conservation).

B. The proposed use is supported by the Comprehensive Plan's Implementation Policy 3, to encourage infill and redevelopment of underutilized commercial land. Watt Road is a major arterial in this location, and there are other commercial uses just to the northeast.

C. The proposed use is also supported by the Implementation Policy, Action 9.3, to focus growth in areas already served by adequate infrastructure.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The CB (Business and Manufacturing) zone provides for a wide range of business and manufacturing uses, and allows indoor storage facilities as a Use on Review.

B. The intended use of a structure as indoor storage and outdoor parking spaces for vehicle storage is permitted as a use on review in the CB (Business and Manufacturing) zone. The proposed site plans adhere to the use-on-review standards found in article 4.93.01

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.

A. Surrounding properties are utilized for commercial uses, including gas stations and a broadcasting center.

B. The proposed site plan includes protection for landscape screens along N Watt Rd to the east and new landscape screens on the north side of the proposed use.

C. There are no residential uses in the immediate vicinity of the proposed use.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is for the indoor storage of personal items and will not impact adjacent properties.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use would access N Watt Rd, a major arterial road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

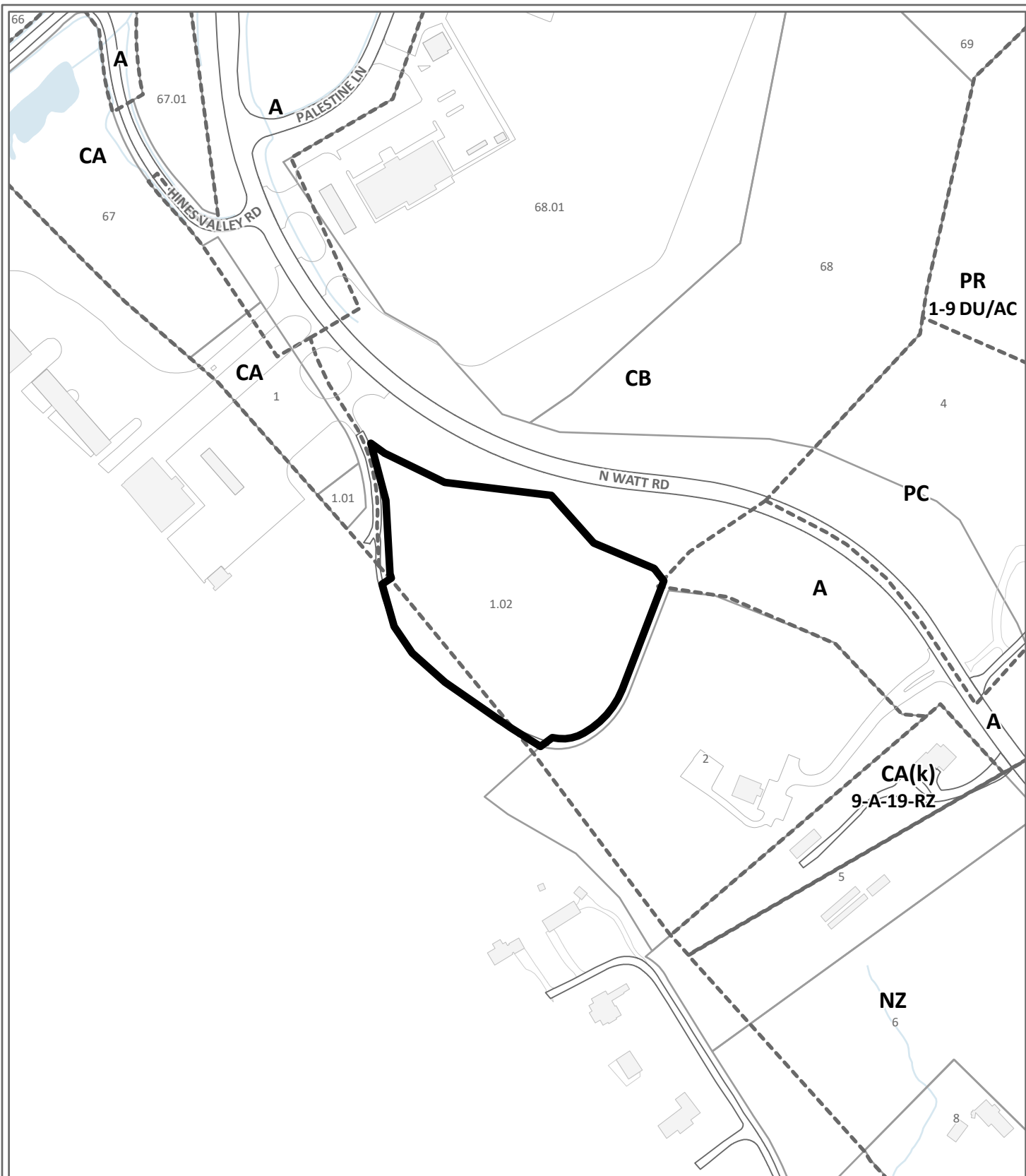
A. There are no known uses in the area that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 127 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



USE ON REVIEW

11-A-24-UR



Indoor self-service storage facility in CB (Business and Manufacturing)

Original Print Date: 10/9/2024

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Clint Patterson - Sterling Development, LLC

Map No: 151

Jurisdiction: County

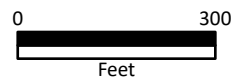
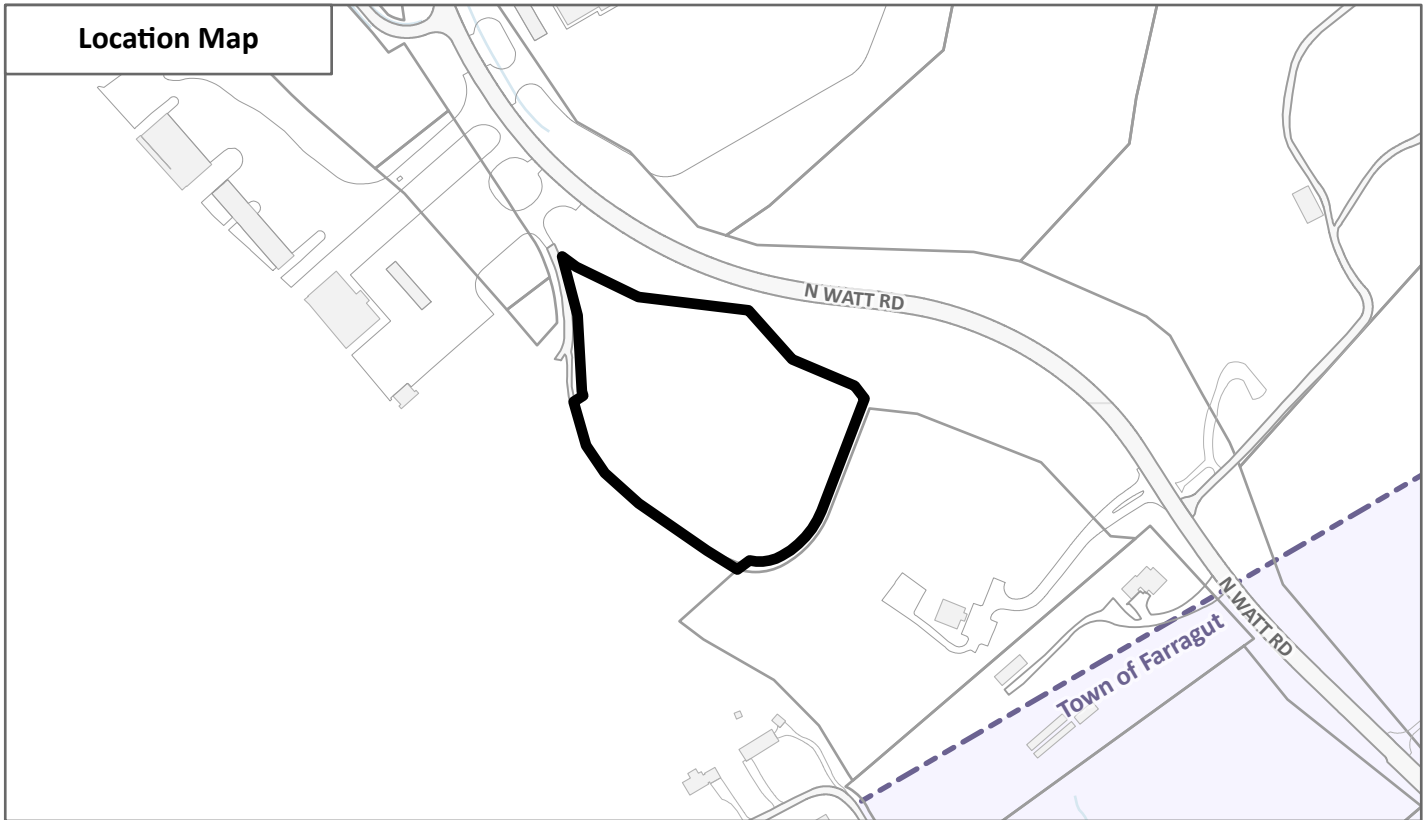


Exhibit A. Contextual Images

Location Map



Aerial Map

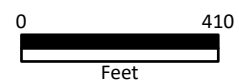


CONTEXTUAL MAPS 1

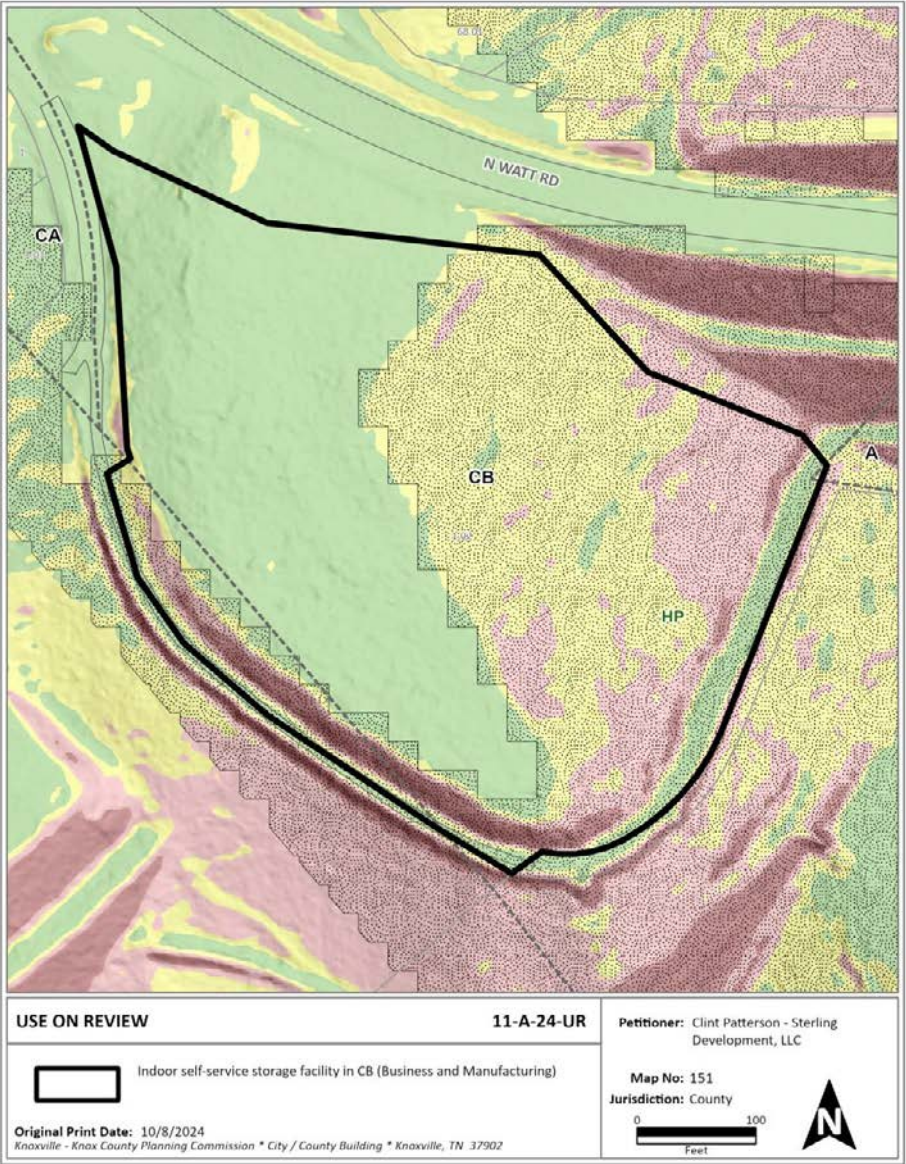
11-A-24-UR

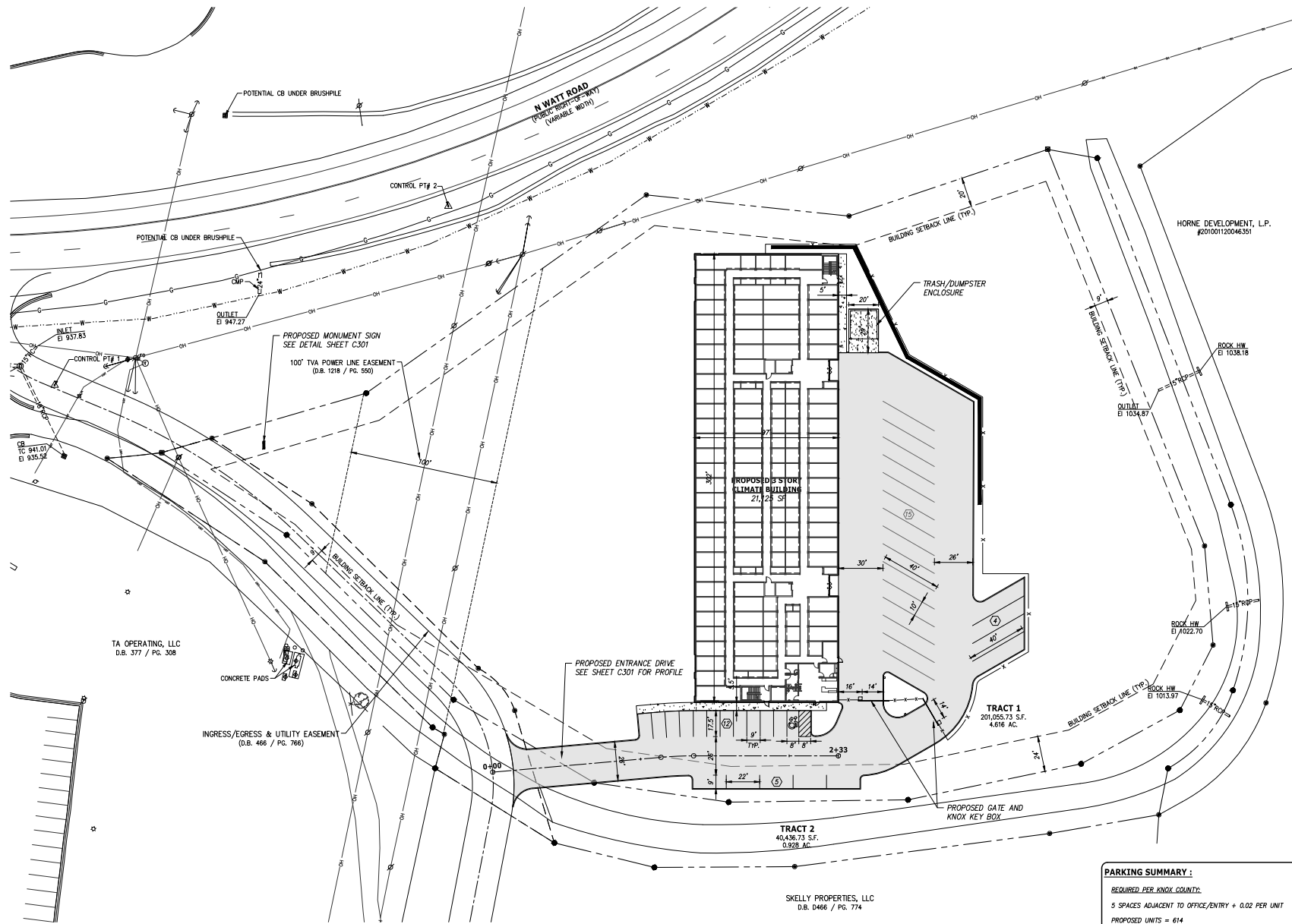
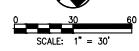


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.5		
Non-Hillside	2.3	N/A	
0-15% Slope	0.4	100%	0.4
15-25% Slope	1.8	50%	0.9
25-40% Slope	0.8	20%	0.2
Greater than 40% Slope	0.2	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	3.2	Recommended disturbance budget within HP Area (acres)	1.5
		Percent of HP Area	46.1%





- NOTES:**
1. OWNERSHIP AND REFERENCE:
PARCEL ID: 151 00102
0 W WATT ROAD
KNOXVILLE, TN 37934
CLT MAP 151, PARCELS 1,02
 2. TOTAL SITE AREA: 3.55 AC
 3. TOTAL DISTURBED AREA: 193,102.00 S.F. / 4.39 AC
 4. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED MAY 23, 2024.
 5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
 6. PROPERTY CONCERNED REFLECTS PARCEL 1,02 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 151. PROPERTY ZONE: CB (BUSINESS AND MANUFACTURING ZONE)
 7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE CB ZONE ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET FROM ROW (25 FEET FOR A DWELLING)
SIDE: FIVE (5) FEET (ADD 2 FEET FOR EACH ADDITIONAL STORY)
REAR: SIXTEEN (16) FEET (30 FEET FOR 2 STORY, 24' FOR 3 STORY)
LANDSCAPING: NOT REQUIRED BECAUSE ADJACENT PARCELS ARE NOT ZONED RESIDENTIAL

- LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - EXIST. R.O.W./PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES

REVISED PER KNOX COUNTY COMMENTS	10/22/2024
REVISION	DATE
CLIENT:	STERLING DEVELOPMENT, LLC. 3500 EDISON LAKES PARKWAY, STE. 201 MISHAWAKA, INDIANA 46545
PROJECT:	MINI STORAGE DEPOT N WATT ROAD KNOXVILLE, TN 37934

SITE LAYOUT PLAN	
CG PROJECT NO.	01000-0011
DRAWING DATE	SEPTEMBER 26, 2024
PROJECT MANAGER	AWG
DRAWN BY	CD
USE ON REVIEW SUBMITTAL	
C101	

PARKING SUMMARY :

REQUIRED PER KNOX COUNTY:

5 SPACES ADJACENT TO OFFICE/ENTRY + 0.02 PER UNIT

PROPOSED UNITS = 614

5 + 12.28 = 17 SPACES

PROPOSED:

TOTAL STANDARD SPACES PROVIDED = 16 SPACES

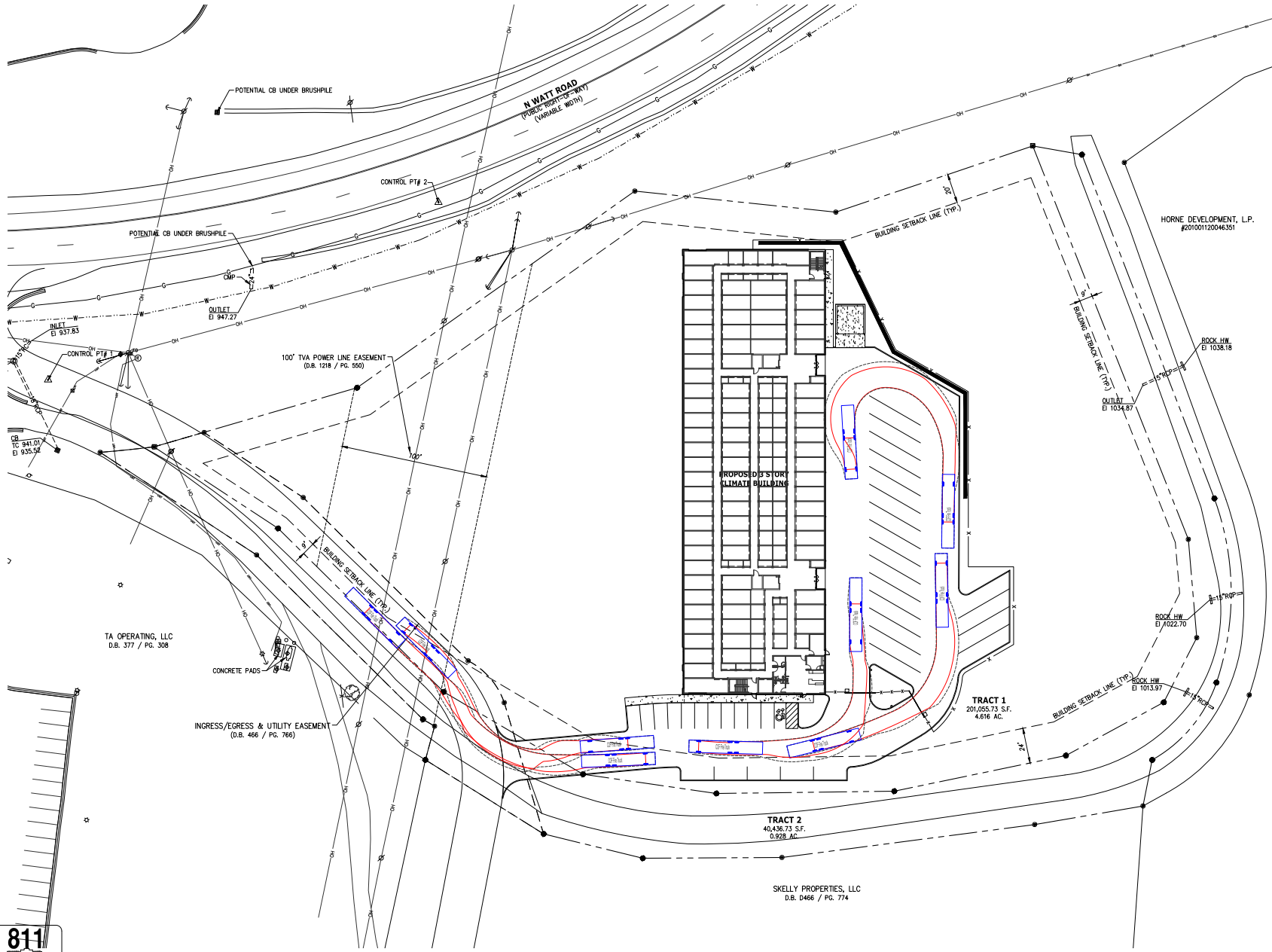
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACE

TOTAL SPACES PROVIDED = 17 SPACES

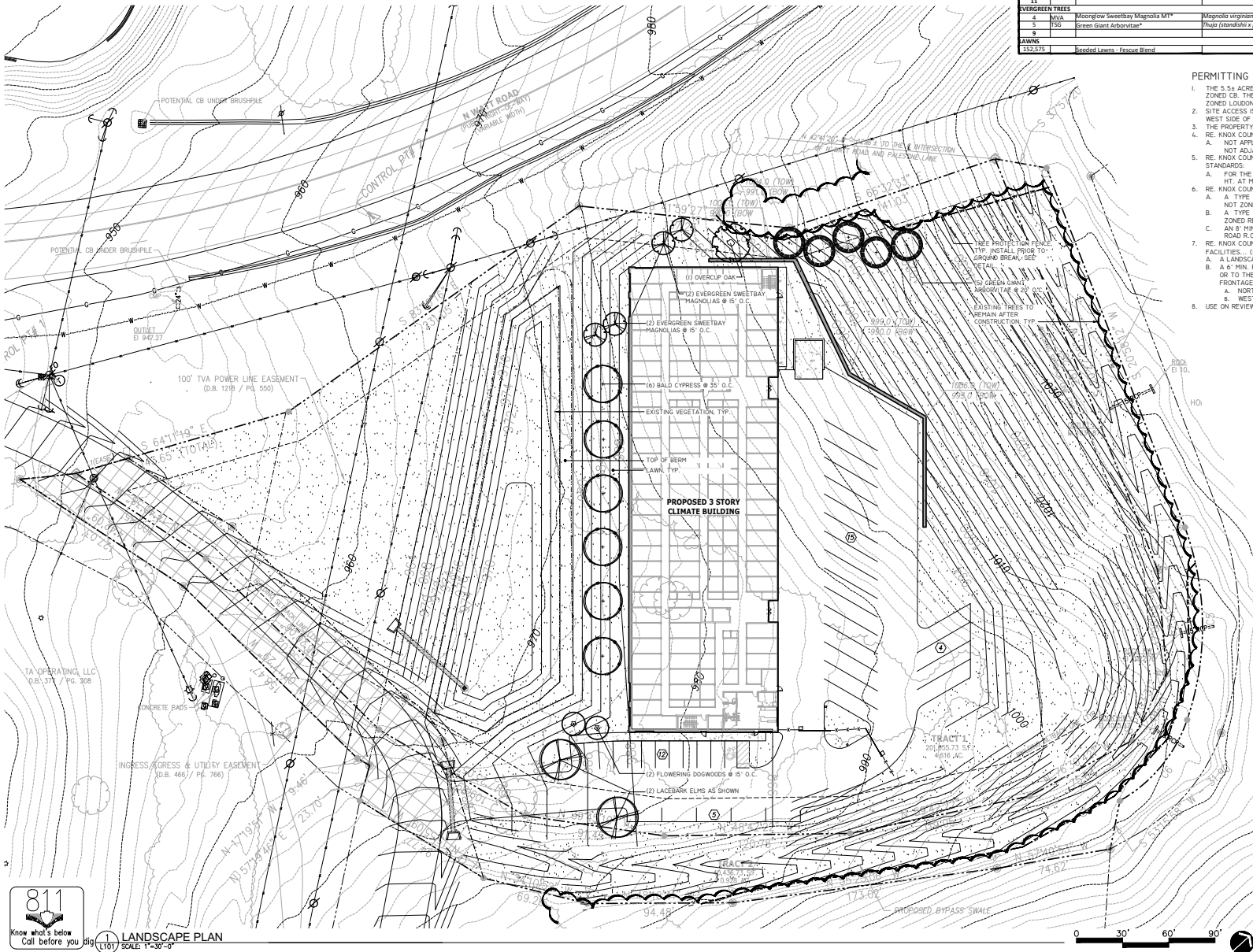
IMPERVIOUS INFORMATION

PROPOSED IMPERVIOUS AREA: 1.47 AC (63,840 SF)





REVISED PER KNOX COUNTY COMMENTS	10/22/2024
REVISION	DATE
CLIENT:	STERLING DEVELOPMENT, LLC. 3900 EDISON LAKES PARKWAY, STE. 201 MISHAWAKA, INDIANA 46545
PROJECT:	MINI STORAGE DEPOT N WATT ROAD KNOXVILLE, TN 37934
TRUCK TURN PLAN	
USE ON REVIEW SUBMITTAL	C1 PROJECT NO. 01000-0011 DRAWING DATE: SEPTEMBER 26, 2024 PROJECT MANAGER: AWG DRAWN BY: CD
C102	



MINI STORAGE DEPOT - WATT ROAD - PLANT LIST							
QUANTITY	SYMBOL	COMMON NAME (* denotes evergreen species)	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS	MATURE SIZE Ht. x Width +/- spreading
DECIDUOUS TREES							
2	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	8' Ht.	Full Crowns	18' x 18'
1	ALA	Swamp White Birch	<i>Betula picea</i>	B&B	2" Cal.	Full Crowns	45' x 35'
6	YDM	Bald Cypress	<i>Taxodium distichum</i>	B&B	2" Cal.	Full Crowns	60' x 30'
2	JPA	Allegheny Elm	<i>Ulmus parvifolia</i> 'Emer II' Alice	B&B	2" Cal.	Full Crowns	55' x 35'
EVERGREEN TREES							
11		Knoxglen Sweetbay Magnolia MT*	<i>Magnolia virginiana</i> 'Jim Wilcox'	B&B	8' Ht.	Matched Specimen, 3 Dominant Canes	100' x 15'
4	MVA	Green Giant Arborvitae*	<i>Thuja (standishii x plicata)</i> 'Green Giant'	B&B	8' Ht.	Full to Ground @ 20' O.C.	55' x 30'
SHRUBS							
152/375		Seedling Laurus - Ficus Blend	Seed	1/2"		See Notes and Specifications	

- PERMITTING NOTES:
- THE 5.5+ ACRE PARCEL IS ZONED KNOX COUNTY CB. ADJACENT PARCELS TO THE NORTH AND EAST ARE ZONED CB. THE ADJACENT PARCEL TO THE WEST IS ZONED CA. THE ADJACENT PARCEL TO THE SOUTH IS ZONED LOUDON COUNTY C-2.
 - SITE ACCESS IS PROPOSED VIA A PROPOSED, SHARED DRIVE WITHIN AN INGRESS/ EGRESS EASEMENT ON THE WEST SIDE OF THE PARCEL.
 - THE PROPERTY FRONTS THE N. WATT ROAD R.O.W. PROPOSED PARKING IS AT THE REAR OF THE BUILDING.
 - RE. KNOX COUNTY ZONING ORDINANCE 5.51.08 PARKING LOT SETBACKS:
 - NOT APPLICABLE. THE PROPOSED PARKING LOT IS BEHIND THE PROPOSED BUILDING AND THE PARCEL IS NOT ADJACENT TO RESIDENTIAL ZONING.
 - RE. KNOX COUNTY ZONING ORDINANCE 5.37.09 CR ZONING ADDITIONAL LANDSCAPING AND SITE DEVELOPMENT STANDARDS:
 - FOR THE PARKING ISLANDS WITHIN THE CR ZONE, (1) NATIVE SHADE TREE CAPABLE OF REACHING 50' HT. AT MATURITY IS REQUIRED, SURROUNDED BY SHRUBS AND GROUND COVERS.
 - RE. KNOX COUNTY ZONING ORDINANCE 4.01.11 LANDSCAPE SCREENING:
 - A TYPE 'A' BUFFER AT NON-PARKING AREAS IS NOT APPLICABLE BECAUSE ADJACENT PARCELS ARE NOT ZONED RESIDENTIAL.
 - A TYPE 'B' BUFFER AT PARKING AREAS IS NOT APPLICABLE BECAUSE ADJACENT PARCELS ARE NOT ZONED RESIDENTIAL.
 - A TYPE 'C' BUFFER IS REQUIRED BETWEEN THE EAST PARKING LOT AND THE N. WATT ROAD R.O.W.
 - RE. KNOX COUNTY ZONING ORDINANCE 4.93.03 STANDARDS FOR USE-ON-REVIEW OF INDOOR SELF-STORAGE FACILITIES. (IN THE CB ZONE):
 - A LANDSCAPE BUFFER IS NOT REQUIRED BECAUSE ADJACENT PARCELS ARE NOT ZONED RESIDENTIAL.
 - A 5' MIN. PLANTING STRIP IS REQUIRED BETWEEN THE BUILDING AND PARKING AREA AND STREET R.O.W. OR TO THE EDGE OF PAVEMENT IF A R.O.W. DOES NOT EXIST. ONE TREE IS REQUIRED PER 30' OF STREET FRONTAGE.
 - NORTH FACADE & PARKING = 188 LF. 188/30 = 6.3 MIN. TREES REQUIRED.
 - WEST FACADE & PARKING = 360 LF. 360/30 = 12 MIN. TREES REQUIRED.
 - USE ON REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3554

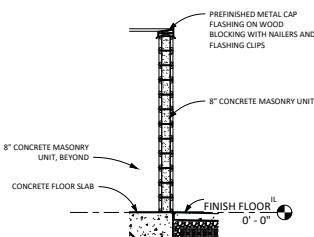
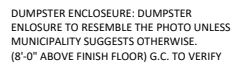
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CLIENT:	STERLING DEVELOPMENT, LLC. 3500 EDISON LINES PARKWAY, STE. 201 MISHAWAKA, INDIANA 46545
PROJECT:	MINI STORAGE DEPOT N WATT ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
USE ON REVIEW SUBMITTAL FILE #	CSJ PROJECT NO. 01000-0011 DRAWING DATE: SEPTEMBER 26, 2024 PROJECT MANAGER: ANWG DRAWN BY: TPS
L101	


$$1^{\circ} = 20' - 0''$$
[illegible]

SHEET TITLE

ARCHITECTURAL
SITE PLAN

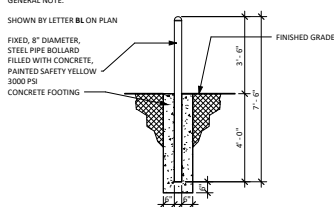
AS101



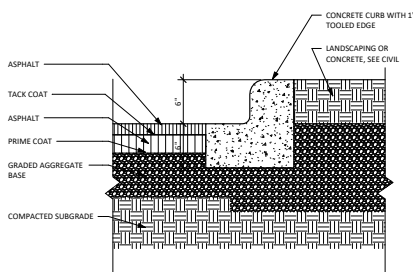
DUMPSTER SECTION

GENERAL NOTE:

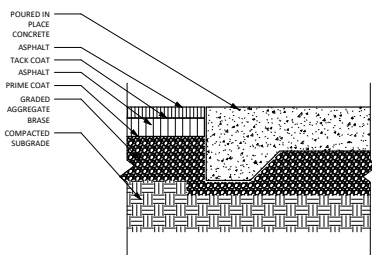
SHOWN BY LETTER BL ON PLAN



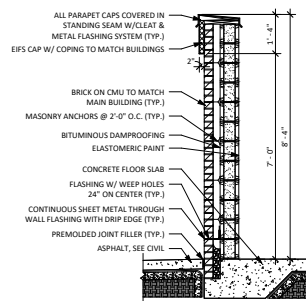
TYPICAL BOLLARD DETAIL



CONCRETE CURB DETAIL



SITE DETAIL - FLUSH CONCRETE
W-ASPHALT (TYP.)



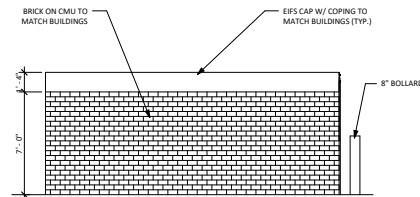
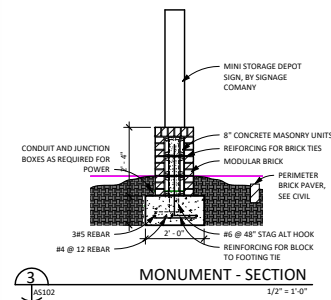
WALL SECTION - DUMPSTER



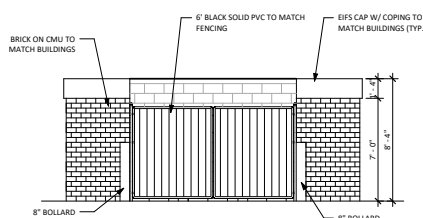
DROPBOX: OASIS DROP BOX, SKU 6103
(MAILBOXESRESIDENTIAL.COM)
G.C. TO COORDINATE W/OWNER



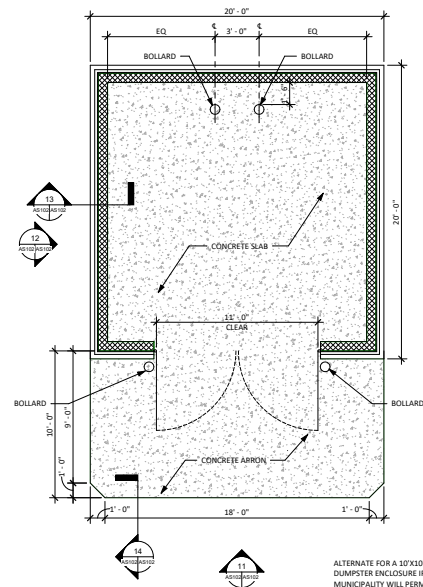
MAILBOX: HEAVY DUTY RURAL MAILBOX (MODEL #4850),
W/SALSBURY STANDARD MAILBOX POST MODEL
(#4895BLK) - IN GROUND MOUNTED - BLACK
(MAILBOXES.COM) G.C. TO COORDINATE WITH
POSTMASTER



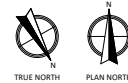
EXTERIOR ELEVATION - BRICK
DUMPSTER



EXTERIOR ELEVATION - BRICK
DUMPSTER GATE



ENLARGED PLAN - BRICK
DUMPSTER



ARCHITECTURE & DESIGN

2475 NORTHWINDS PKWY STE 200
ALPHARETTA, GA 30009
404.550.0718 WWW.H2ACO.COM

MINI STORAGE DEPOT ON CHAPMAN

4705 CHAPMAN HIGHWAY
NOXVILLE, TENNESSEE 379 20

PROJECT NAME / ADDRESS

ISSUES / REVISIONS

[illegible]

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SHEET TITLE
ARCHITECTURAL
SITE DETAILS

PROJECT NO:	2018-0021
ISSUE DATE:	01-07-2019
SCALE:	As indicated
DRAWN BY:	TH

AS102



EXTERIOR WALL. BURGLAR BARS OVER TOP OF UNITS TO PREVENT THEFT

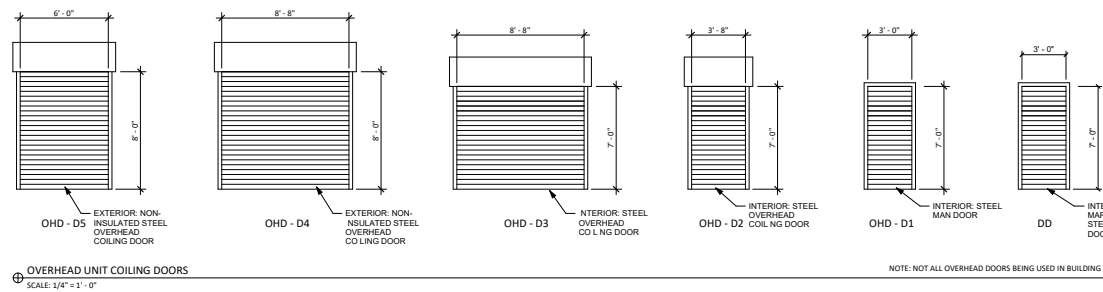
CLIMATE	
FINISH FLOOR	21,125 SF
SECOND FLOOR	20,700 SF
THIRD FLOOR	20,850 SF
TOTAL NET RENTABLE	62,675 SF
TOTAL GROSS	87,319 SF

SHEET TITLE

OVERALL FFE
PLAN - SECOND
FLOOR

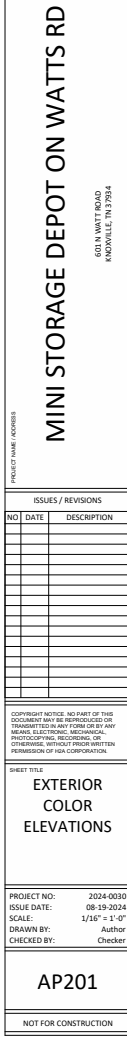
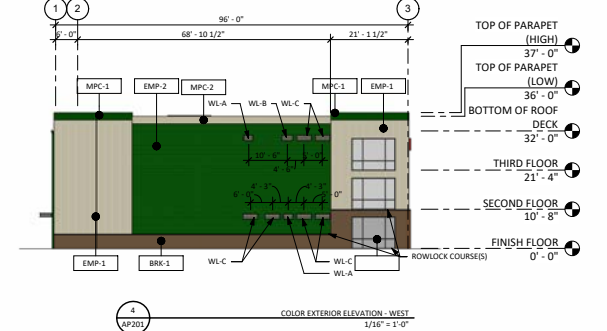
AP102

MINI STORAGE DEPOT ON WATTS RD
603 N WATT ROAD
KNOXVILLE, TN 37914



FFE LEGEND & NOTES	
CORNER GUARDS	ALL OUTDOOR CORNERS SHALL HAVE 45 DEGREE MITERED CORNERS AND BE FULLY WRAPPED FROM FLOOR TO THE TOP OF THE WALL PANELS WITH A PRE-FINISHED DIAMOND PLATED CORNER GUARD. A 12" DIAMOND PLATED KICK PLATE SHALL BE INSTALLED 7" FROM THE FINISHED FLOOR SHALL BE INSTALLED 10" FROM OUTDOOR CORNERS
HALLWAY	ALL HALLWAY METALS SHALL BE JALOUS GUSSET WALLS WITH SMOOTH FLUSH PIER AND HEADERS SYSTEM. HALLWAY SYSTEMS OR EQUAL. ALL PANELS SHALL TO BE GLOSSY WHITE FINISH. CORRELATED. ALL HALLWAYS SHALL BE MINIMUM 10' CLEAR. ALL HALLWAYS SHALL BE CLIMATE CONTROLLED UNITS TO BE SPECIFIED BY MIMi STORAGE DEPOT. BURGULAR BARS OVER TOP OF UNITS TO PREVENT THEFT
DOORS	ALL INTERIOR DOORS SHALL BE ROLL UP DOORS BY JALOUS MODEL 650 OR EQUAL WITH SMOOTH FLUSH PIER AND HEADERS SYSTEM. DOORS THAT CAN BE SEEN BEHIND OF DOORS SHALL BE 45 DEGREE SHALL BE EVERGREEN PER MIMS STORAGE DEPOT SPECIFICATIONS IN COLOR. ALL OTHER INTERIOR DOORS SHALL BE WHITE
UNIT PARTITION	UNIT PARTITION IS GALVALUME METAL PANEL INSTALLED WITH HORIZONTAL CORRELATION. BURGULAR BARS OVER TOP OF UNITS TO PREVENT THEFT
HEADERS	HEADERS ARE WHITE GLOSS FLUSH SMOOTH PIER AND HEADERS SYSTEM
EXTERIOR WALL PANELS	ALL METAL SHALL BE TRACHTGE BEIGE WITH SMOOTH FLUSH PIER AND HEADERS SYSTEM OR EQUAL. EXTERIOR WALL PANELS AROUND METAL BUILDING SHALL BE SMOOTH
INTERIOR WALL PANELS	ALL INTERIOR WALL PANELS SHALL BE 29-GAUGE R-PANEL GALVALUME. THIS PANEL WALLS ARE NOT INSTALLED ON ALL INTERIORS FACES OF THE EXTERIOR WALL. BURGULAR BARS OVER TOP OF UNITS TO PREVENT THEFT

H2A
ARCHITECTURE & DESIGN
2475 NORTHWINDS PKWY STE 200
ALPHARETTA, GA 30009
404.550.0718 WWW.H2ACO.COM





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Clint Patterson - Sterling Development, LLC

Authorized Agent

Applicant Name

Affiliation

9/27/2024

11/14/2024

11-A-24-UR

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Alan Grissom

Name / Company

10025 Investment Drive Knoxville TN 37932

Address

865-670-8555 / agrissom@cci-corp.com

Phone / Email

CURRENT PROPERTY INFO

Hubbs Land Management LLC

3752 Bellaire Blvd Houston TX 77025

713-828-1751

Owner Name (if different)

Owner Address

Owner Phone / Email

0 N WATT RD

Property Address

151 00102

5.53 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☒ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) **Indoor self-service storage facility**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning
Change

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,600.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Clint Patterson - Sterling Development, LLC

9/27/2024

Applicant Signature

Please Print

Date

Phone / Email

Hubbs Land Management LLC

9/27/2024

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Clint Patterson - Sterling Development, LLC

Authorized Agent

Applicant Name

Affiliation

09/26/2024

11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-24-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Alan Grissom

Cannon & Cannon Inc.

Name

Company

10025 Investment Drive

Knoxville

TN

37932

Address

City

State

ZIP

865-670-8555

agrissom@cci-corp.com

Phone

Email

CURRENT PROPERTY INFO

Hubbs Land Management LLC

3752 Bellaire Blvd. Houston, TX 77025

713-828-1751

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 N Watt Rd Farragut, TN 37931

151 00102

Property Address

Parcel ID

First Utility District

First Utility District

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

DEVELOPMENT REQUEST☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

☐ Combine Parcels ☐ Divide Parcel
Unit / Phase Number _____ Total Number of Lots Created _____☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☒ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

0405

Fee 2

Fee 3

Total

\$1,600.00

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Clint Patterson - Sterling Development, LLC 9.17.2024

Applicant Signature

Please Print

Date

574-247-3215

cpatterson@thesterlinggrp.com

Phone Number

Email



David Palmer Manager/Partner

09/27/2024, SG

Property Owner Signature

Please Print

Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

Date to be Posted

11/15/2024

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☒ Yes ☐ No See Page 2 Exhibit

☐ No, but I plan to prior to the
Planning Commission meeting

Applicant Signature

Clint Patterson

Applicant Name

9.26.2024

Date

11-A-24-UR

FILE NUMBER

